



September 30, 2018

Brian Sadowski
Division of Environmental Remediation
New York State Department of Environmental Conservation
270 Michigan Avenue
Buffalo, NY 14203-2999

***2016, 2017, and 2018 Periodic Review Site Inspection Report
Site Management Periodic Review Report
Booth Oil Site
76 Robinson Street
North Tonawanda, New York
NYSDEC Site No. 9-32-100***

Dear Mr. Sadowski:

On behalf of the Booth Oil Site Administrative Group (BOSAG), Wood Environment & Infrastructure Solutions, Inc. (wood.) presents this Periodic Review Site Inspection Report for the years 2016, 2017 and 2018 which were conducted at the Booth Oil Site located at 76 Robinson Street, North Tonawanda, New York 14120 (Site) (Figure 1). The Site inspections were performed on November 17th, 2016, May 2nd, 2017, and August 7th, 2018 respectively. The following sections of this report discuss the observations and activities completed during the inspection events.

ANNUAL SITE SURFACE CONDITIONS FOR 2016, 2017, AND 2018

Wood personnel conducted visual inspections of the site, including surface conditions and its surroundings, for the years 2016, 2017 and 2018. No significant signs of soil erosion were noted during any of the three annual inspections. The vegetative cover also appears to be continuing to grow well across the Site.

2016

On November 17th, 2016, the site inspection concluded that the drainage ditch, which is located along the perimeter of the site, was observed to be free of debris and no evidence of petroleum (i.e., sheen, film, etc.) was noted. There were also no encroachments from neighboring properties observed at the time of the site inspection. **Attachment 1** contains the 2016 Annual Site Inspection Form and Photographic Log.



Environment & Infrastructure Solutions, Inc.
7 Southside Drive, Suite 201
Clifton Park, NY 12065, USA
Tel (518) 372-0905

www.woodplc.com

2017

During the May 2th, 2017 Annual Site Inspection, the drainage ditch was observed to be dry and free of any debris or evidence of petroleum, as noted in the 2017 Annual Site Inspection Form and Photographic Log found in **Attachment 2**. Encroachments from neighboring properties were not noted during this site inspection.

2018

The 2018 Annual Site Inspection was performed on August 2th, 2018. An Annual Site Inspection Form and Photographic Log for the 2018 visit are provided in **Attachment 3**. Observations noted during this site inspection include debris free drainage ditch area and no encroachments from neighboring properties.

There consistently have been no signs of significant soil erosion during the 2016, 2017, and 2018 annual site inspections, therefore additional soil erosion control measures are not required.

SUMMARY

In general, the Site appeared well maintained over the three (3) year period. The vegetative cover and soil cap has consistently appeared to be in good shape with no erosion noticeable. The only current site activities are continued lawn maintenance during the growing season. Wood will continue to inspect the property on an annual basis to ensure the drainage ditches are clear of debris and there is no evidence of disturbance to the soil cap.

This latest site inspection fulfills the requirements established by the Periodic Review Report (PRR) as required by Regulation 6NYCRR 375-1.8(3) established by the NYSDEC. The next Periodic Review Report (PRR) submission will occur in September of 2021; this report will also be a compilation of the three (3) years leading up to that date as per NYSDEC PRR reduction letter dated November 1, 2012.

September 2018

Wood appreciates the continued opportunity to be of service to CSXT. Please feel free to contact me at (518) 372-0905 if you have any questions concerning this project.

Respectfully Submitted,
Wood Environment & Infrastructure Solutions, Inc.

Written/Submitted by:



Howard Miller
Project Manager

Cc:
William Parry
Chad Staniszewski

CSXT
NYSDEC

Enclosures:
Figure 1
Attachment 1
Attachment 2
Attachment 3

Site Location Map
2016 Site Inspection Photographic Log
2017 Site Inspection Photographic Log
2018 Site Inspection Photographic Log



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community. Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

FIGURE 1

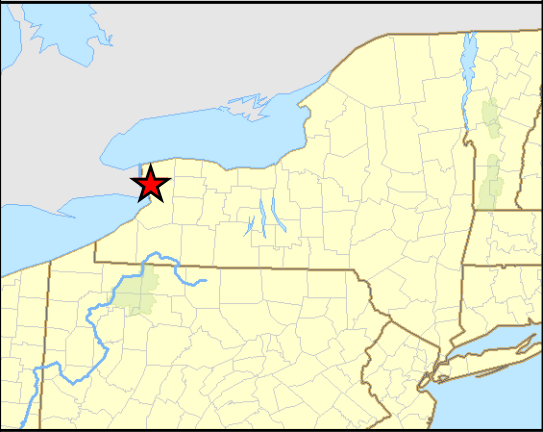
SITE MAP

BOOTH OIL SITE
76 Robinson Street,
North Tonawanda, NY 14120

Niagara County

New York

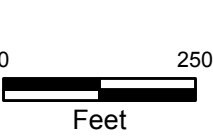
Location of Site



NOTES & SOURCES



Aerial Imagery Data Stream: ESRI - 2012.



AMEC Environment & Infrastructure, Inc
271 Mill Road
Chelmsford, MA 01824
(978) 692-9090



Annual Remediation Site Inspection Form


City/State: Tonawanda/New York		Photos Attached <input type="checkbox"/>			
Project #: Booth Oil 9734605		Site Map Attached <input type="checkbox"/>			
CSXT Project Manager: Bill Parry		Person Making Observations: H. Miller (AFW) Rick Roetzer (Roetzer landscaping)			Date: 7.28 & 11.17 2016
Describe site & today's activities: Site Visual Inspections			Condition(s) Acceptable?		Use space below for notes regarding observations and/or corrective actions taken.
List contractor companies on-site: Roetzer Landscaping 7.28.16					
Category	Observation	Y	N	N/A	(Adjust these columns to fit remaining page width)
Safety	Was a safety briefing conducted?	X			
	Is there a HaSP on-site, if applicable?			X	
	Emergency number(s) posted & accurate, if applicable?			X	
	Fire extinguishers on-site and in good condition, if applicable?			X	
	First aid kit on-site and in good condition, if applicable?			X	
	Are walkways adequately cleared?			X	
	Holes and/or tripping hazards adequately eliminated?			X	
	Workers wearing appropriate PPE?	X			
	Are adequate work equipment red zones being maintained?			X	
	Is track protection/clearances acceptable?			X	
Housekeeping	Is site adequately free of debris and/or trash?	X			
	Are equipment buildings on-site?		X		
	Are equipment buildings: Secure? Orderly? Pest-free?			X	
	Is vegetation adequately controlled?	X			
	Security features (fence/gate) adequately maintained?			X	
Monitoring Wells	Area around wells adequately maintained for access?			X	
	Are monitoring wells damaged or in need of repair?			X	
	Are monitoring wells adequately secured/locked?			X	
	Are wells adequately painted for safety and bollards maintained?			X	
	Are CSXT well tags applied?			X	
Waste	Are drums or containers on-site?		X		
	Are drums and/or containers in good condition?			X	
	Are drums adequately labeled?			X	
	Accumulation start date within acceptable limits?			X	
	Are drum lids and/or bungs adequately secured?			X	
	Other waste receptacles adequate and secure?			X	
Waterways	Are waterways/ditches near or adjacent to Site?	X			
	Is sheen or film present on surface water body?		X		
	Is sheen/film present in storm drains near remediation site?		X		
	If sheen/film present, has CSXT PM or PSCC been notified?			X	
	Has sheen been verified* as petroleum-based?			X	
	* (sampling or on-site verification)			X	
	Has this sheen previously been reported to applicable agencies?			X	
	Are adequate control measures in-place (booms, dams, etc.)?			X	



Photo 1

Facing north looking
across the site 7.28.16.



Photo 2

Looking east across the
site during maintenance
activities 7.28.16.



2030 Falling Waters Rd, Suite 300
Knoxville, Tennessee 37922 USA

W.O. 643008765
PROSS H M
AT 2016
PA 1 of 3

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North Tonawanda NY
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Photo 3

View across the site
Facing north 11.17.16.



Photo 4

Facing north west
11.17.16.



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PRO□□SS□□□ H□M
□AT□□ 2016
PA□□ 2 of 3

□SX Transportation□Inc.
Booth Oil Site
North Tonawanda□NY
Annual Site Inspection

Annual Remediation Site Inspection Form


City/State: Tonawanda/New York		Photos Attached <input type="checkbox"/>			
Project #: Booth Oil 9734605		Site Map Attached <input type="checkbox"/>			
CSXT Project Manager: Bill Parry		Person Making Observations: H. Miller (AFW) Rick Roetzer (Roetzer landscaping)			Date: 5.2 & 9.20 2017
Describe site & today's activities: Site Visual Inspections			Condition(s) Acceptable?		Use space below for notes regarding observations and/or corrective actions taken.
List contractor companies on-site: Roetzer Landscaping 9.20.17					
Category	Observation	Y	N	N/A	(Adjust these columns to fit remaining page width)
Safety	Was a safety briefing conducted?	X			
	Is there a HaSP on-site, if applicable?			X	
	Emergency number(s) posted & accurate, if applicable?			X	
	Fire extinguishers on-site and in good condition, if applicable?			X	
	First aid kit on-site and in good condition, if applicable?			X	
	Are walkways adequately cleared?			X	
	Holes and/or tripping hazards adequately eliminated?			X	
	Workers wearing appropriate PPE?	X			
	Are adequate work equipment red zones being maintained?			X	
	Is track protection/clearances acceptable?			X	
Housekeeping	Is site adequately free of debris and/or trash?	X			
	Are equipment buildings on-site?		X		
	Are equipment buildings: Secure? Orderly? Pest-free?			X	
	Is vegetation adequately controlled?	X			
	Security features (fence/gate) adequately maintained?			X	
Monitoring Wells	Area around wells adequately maintained for access?			X	
	Are monitoring wells damaged or in need of repair?			X	
	Are monitoring wells adequately secured/locked?			X	
	Are wells adequately painted for safety and bollards maintained?			X	
	Are CSXT well tags applied?			X	
Waste	Are drums or containers on-site?		X		
	Are drums and/or containers in good condition?			X	
	Are drums adequately labeled?			X	
	Accumulation start date within acceptable limits?			X	
	Are drum lids and/or bungs adequately secured?			X	
	Other waste receptacles adequate and secure?			X	
Waterways	Are waterways/ditches near or adjacent to Site?	X			
	Is sheen or film present on surface water body?		X		
	Is sheen/film present in storm drains near remediation site?		X		
	If sheen/film present, has CSXT PM or PSCC been notified?			X	
	Has sheen been verified* as petroleum-based?			X	
	* (sampling or on-site verification)			X	
	Has this sheen previously been reported to applicable agencies?			X	
	Are adequate control measures in-place (booms, dams, etc.)?			X	



Photo 1

Facing west looking across the site.



Photo 2

Looking north west across the site after maintenance activities.



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W.O. 643008765
PRO□□SS□□□ H□M
□AT□□ 2017
PA□□ 1 of 2

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Photo 3

View of culvert pipe free of debris.



Photo 4

Facing east across the site.



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PROJECT SS HOM
DATE 2017
PAGE 2 of 2

SX Transportation Inc.
Booth Oil Site
North Tonawanda NY
Annual Site Inspection

Annual Remediation Site Inspection Form


City/State: Tonawanda/New York		Photos Attached <input type="checkbox"/>			
Project #: Booth Oil 9734605		Site Map Attached <input type="checkbox"/>			
CSXT Project Manager: Bill Parry		Person Making Observations: H. Miller (Wood) Rick Roetzer (Roetzer landscaping)			Date: 6.9 & 8.7 2018
Describe site & today's activities: Site Visual Inspections			Condition(s) Acceptable?		Use space below for notes regarding observations and/or corrective actions taken.
List contractor companies on-site: Roetzer Landscaping 6.9.18					
Category	Observation	Y	N	N/A	(Adjust these columns to fit remaining page width)
Safety	Was a safety briefing conducted?	X			
	Is there a HaSP on-site, if applicable?			X	
	Emergency number(s) posted & accurate, if applicable?			X	
	Fire extinguishers on-site and in good condition, if applicable?			X	
	First aid kit on-site and in good condition, if applicable?			X	
	Are walkways adequately cleared?			X	
	Holes and/or tripping hazards adequately eliminated?			X	
	Workers wearing appropriate PPE?	X			
	Are adequate work equipment red zones being maintained?			X	
	Is track protection/clearances acceptable?			X	
Housekeeping	Is site adequately free of debris and/or trash?	X			
	Are equipment buildings on-site?		X		
	Are equipment buildings: Secure? Orderly? Pest-free?			X	
	Is vegetation adequately controlled?	X			
	Security features (fence/gate) adequately maintained?			X	
Monitoring Wells	Area around wells adequately maintained for access?			X	
	Are monitoring wells damaged or in need of repair?			X	
	Are monitoring wells adequately secured/locked?			X	
	Are wells adequately painted for safety and bollards maintained?			X	
	Are CSXT well tags applied?			X	
Waste	Are drums or containers on-site?		X		
	Are drums and/or containers in good condition?			X	
	Are drums adequately labeled?			X	
	Accumulation start date within acceptable limits?			X	
	Are drum lids and/or bungs adequately secured?			X	
	Other waste receptacles adequate and secure?			X	
Waterways	Are waterways/ditches near or adjacent to Site?	X			
	Is sheen or film present on surface water body?		X		
	Is sheen/film present in storm drains near remediation site?		X		
	If sheen/film present, has CSXT PM or PSCC been notified?			X	
	Has sheen been verified* as petroleum-based?			X	
	* (sampling or on-site verification)			X	
	Has this sheen previously been reported to applicable agencies?			X	
	Are adequate control measures in-place (booms, dams, etc.)?			X	



Photo 1

Facing east across the site.



Photo 2

Photo showing drainage area free of debris.

wood.

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Photo 3

View facing north east.



Photo 4

View facing north west.

wood.

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Clifton Park, NY 12065

W.O. 6-4300-8765
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DATE: 2018
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CSX Transportation, Inc.
Booth Oil Site
North Tonawanda, NY
Annual Site Inspection



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. 932100

Site Name Booth Oil Co.

Site Address: 76 Robinson Street **Zip Code:** 14210

City/Town: North Tonawanda

County: Niagara

Site Acreage: 2.5

Reporting Period: August 31, 2015 to August 31, 2018

YES NO

1. Is the information above correct?

☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?
Industrial

☒ ☐

7. Are all ICs/ECs in place and functioning as designed?

☒ ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional ControlsParcelOwnerInstitutional Control

182.17-1-5

333,LLC-Mike Wachowicz

Building Use Restriction
 Monitoring Plan
 O&M Plan
 Ground Water Use Restriction
 Landuse Restriction
 Soil Management Plan
 Ground Water Use Restriction
 Landuse Restriction
 O&M Plan

Deed restrictions and a long-term monitoring program to address any residual contamination were required in accordance with the Amended Record of Decision (ROD) dated September 9, 2002. An Operation and Maintenance plan has been developed and implemented by CSX Transportation for the entire site which includes 76 Robinson. The required Deed Restriction has been filed with the Niagara County Clerk by the site owner or his representative on September 30, 2010 as Instr. #2010-16349

182.17-34.1

CSX Transportation Inc.

O&M Plan

Ground Water Use Restriction
 Landuse Restriction
 Monitoring Plan
 O&M Plan
 Soil Management Plan
 Ground Water Use Restriction
 Landuse Restriction
 Building Use Restriction

The Con Rail property is part of the Booth Oil site and is currently listed on the Registry of Inactive Hazardous Waste Sites in New York as site #932100. A Declaration of Covenants and Restrictions was filed with the Niagara County Clerk's Office (L3245, P720) on August 5, 2003.

The property is an active railroad corridor. The owner of the property shall prohibit the Property from ever being used for purposes other than for Manufacturing, Industrial, Light Industrial or Commercial Purposes. Any other use may be allowed only upon demonstration to the satisfaction of the Relevant Agency that any such proposed use will not pose a danger to public health, safety or the environment.

An Operation and Maintenance Plan has been developed and is implemented by CSX Transportation. The O&M Plan is in section 11.2 of the Remedial Action Completion Report; February 2004; rev. August 2004.

Box 4**Description of Engineering Controls**ParcelEngineering Control

182.17-1-5

Cover System

Contaminated areas were removed by excavating down to surveyed final excavation limits that were verified by confirmation soil samples that achieved the remedial cleanup goals.

Imported common fill was placed and compacted from the bottom of the excavated area to approximately 6 inches below the final surface grade. In addition, on-site excavated soil that was determined suitable for reuse as backfill was placed and compacted from the bottom of the excavated area to approximately 2 feet below the final surface grade.

Approximately 6 inches of imported topsoil were placed and graded at the surface to match the existing perimeter grades and to promote positive drainage.

The surface of the topsoil was hydroseeded with an approved seed/fertilizer/mulch mixture to promote vegetative growth.

Parcel

182.17-34.1

Engineering Control

Cover System

Contaminated areas were removed by excavating down to surveyed final excavation limits that were verified by confirmation soil samples that achieved the remedial cleanup goals.

Imported common fill was placed and compacted from the bottom of the excavated area to approximately 6 inches below the final surface grade. In addition, on-site excavated soil that was determined suitable for reuse as backfill was placed and compacted from the bottom of the excavated area to approximately 2 feet below the final surface grade.

Approximately 6 inches of imported topsoil were placed and graded at the surface to match the existing perimeter grades and to promote positive drainage.

The surface of the topsoil was hydro-seeded with an approved seed/fertilizer/mulch mixture to promote vegetative growth.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO



2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO



**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

**IC CERTIFICATIONS
SITE NO. 932100**

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I William Parry at One Bell Crossing, Selkirk NY
print name print business address

am certifying as Remedial Party (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.


Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

9/29/18
Date